

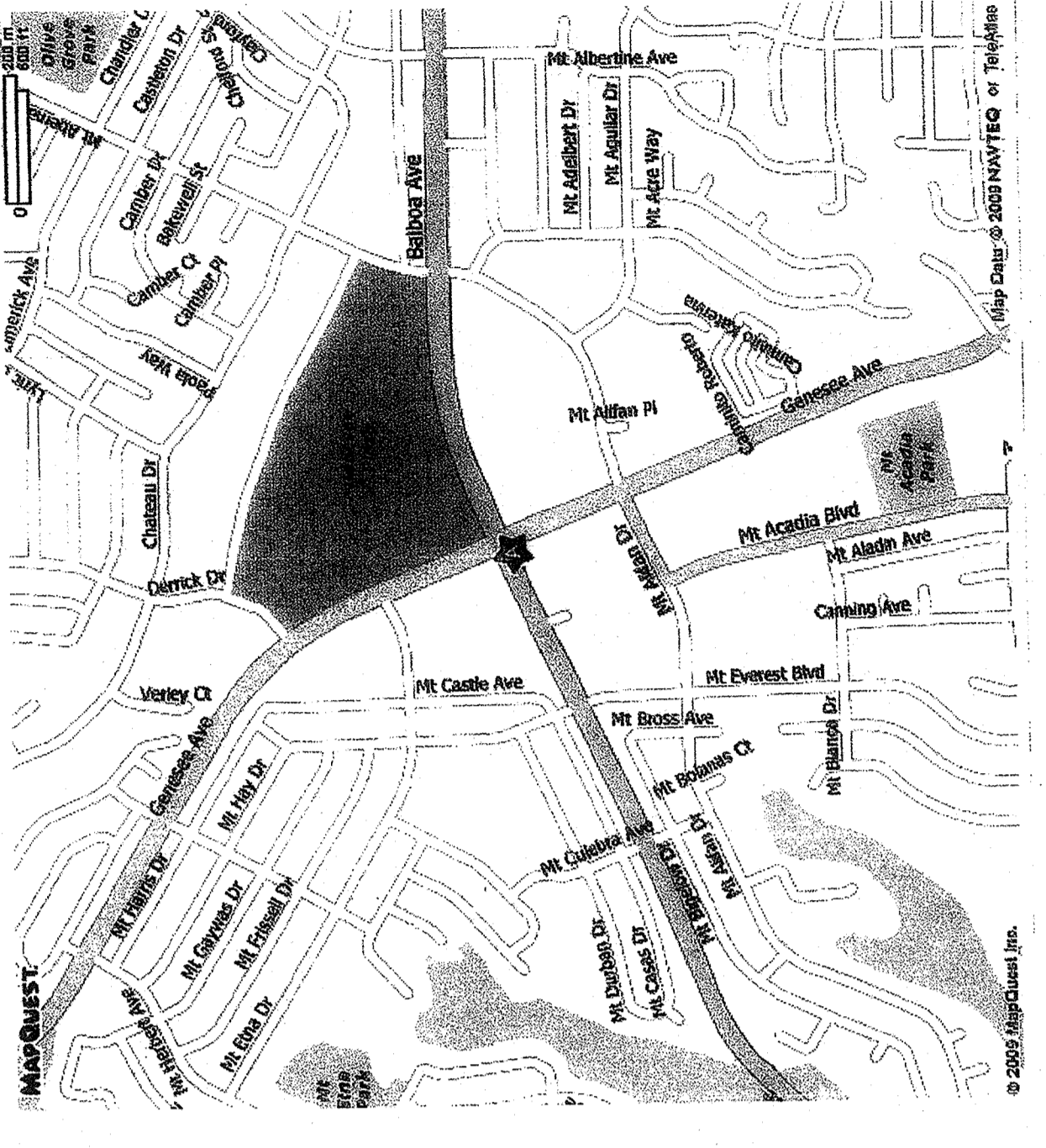
REVISIONS	BY

TF KAISER CONSTRUCTION, INC.
 4525 MOUNT FRISSELL DRIVE, SAN DIEGO, CA 92117
 LICENSE # 404079 PHONE 858-569-8930

CHARON GARAGE/CARPORIT CONVERSION
 5371 BALBOA AVENUE, SAN DIEGO, CA 92117

Date	5/12/09
Scale	AS SHOWN
Drawn	T. Knebel
Job	29-104
Sheet	1
Of	2

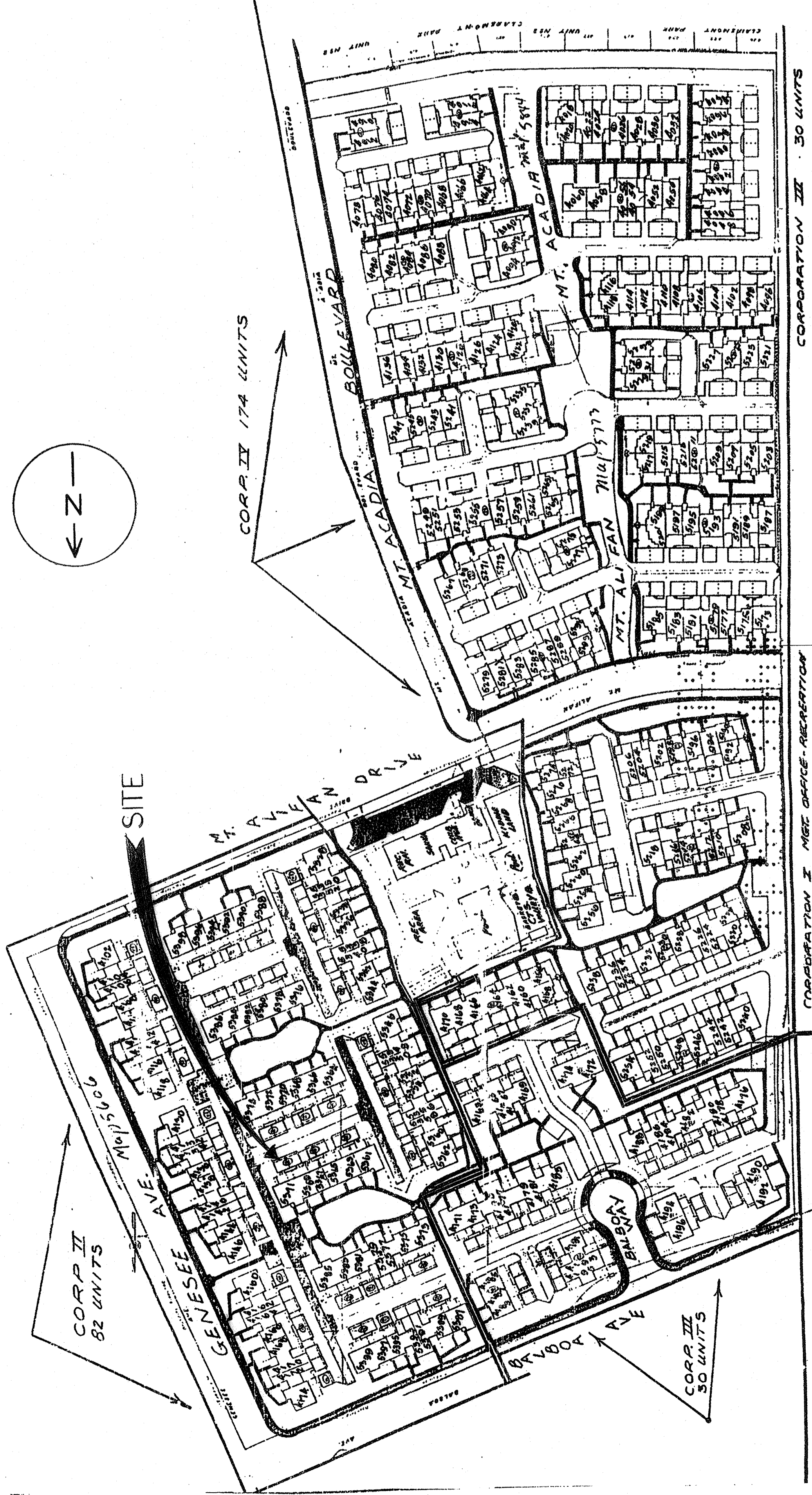
City of San Diego
 Development Services Department
 APPROVED
 Project No. 181759
 This set of plans and specifications MUST be kept on the job at all times and any changes or alterations must be made in writing and approved by the Development Services Department Staff. The stamping of these plans and specifications SHALL NOT be held to permit approval of the violation of any City, County, State, or Federal Laws, nor other restrictions, ordinances, or rules.
 Issued By: [Signature]
 Date: 5/12/09
 NSDS#



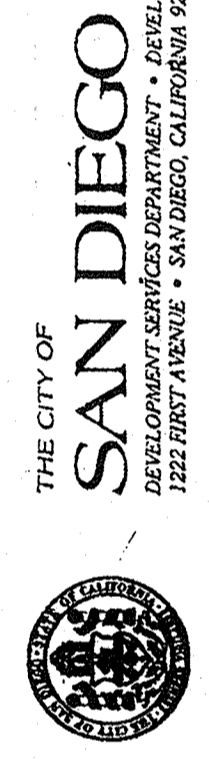
VICINITY MAP

CONFORMS
 DETAIL ENGINEERING DEPARTMENT
 Checked and Approved
 Date 5/12/09
 Project No. 181759
 License # 51253

STORM WATER QUALITY NOTES
 CONSTRUCTION BMP'S
 THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGIONAL OFFICE, AND 2003 LULUS PERMITS NO. C0310021 (HTTP://WWW.CWRB.NET/GOVERNMENT/REGULATORY/LOCAL_POP/FORM_OBJECT/000-HS1000000000).
 NOTES 1-8 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.
 1. SUFFICIENT BMP'S MUST BE INSTALLED TO PREVENT SILT, MUD, OR OTHER CONSTRUCTION DEBRIS FROM BEING TRANSPORTED INTO THE OCEAN OR INTO THE CITY'S OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION ACTIVITIES. THE OCEAN OR CITY'S OR STORM WATER CONVEYANCE SYSTEMS ARE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY.
 2. AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMP'S, THE BREACH MUST BE REPAIRED AS SOON AS POSSIBLE. UNLESS OTHERWISE SPECIFIED, THE REPAIR MUST BE COMPLETED WITHIN 48 HOURS OF THE BREACH.
 3. CONSTRUCTION BMP'S MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. ANY CONSTRUCTION BMP'S THAT ARE DAMAGED OR DESTROYED MUST BE REPAIRED OR REPLACED AS SOON AS POSSIBLE.
 4. ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
 5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION.
 6. THE STORAGE OF ALL CONSTRUCTION MATERIALS, FUEL, AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.



SITE PLAN



March 18, 1997

Mr. Don Tucker, President
 Home Owner's Association
 4144 Genesee Avenue
 San Diego, CA 92111

Dear Mr. Tucker:

Re: Carport Conversions, CUP-5458
 This is in response to your letter of March 10, 1997, stating your intent to convert existing carports to garages within the Pacific Bluffs Condominium complex governed by CUP 5458. It has been determined that an amendment to CUP 5458 will not be required for the conversion of the carports to garages. We understand that it is anticipated that all carports within the complex may at some point be converted to garages.

You should be aware that the conversion of carports to garages requires a building permit for each carport that is converted and adherence to current Uniform Building Code requirements.

A copy of this letter will be placed in the Conditional Use Permit file for future reference.

If you have any further questions regarding this matter, please call me at 236-6466.

Sincerely,
 [Signature]
 Thomas F. Kaiser
 Senior Planner

Phone: 619-553-4444
 Fax: 619-553-4444
 This information will be made available in alternative formats upon request.

OWNERS CERTIFICATE
 STANDARD SINGLE FAMILY RESIDENTIAL PROJECT
 FOR POST CONSTRUCTION BMP'S

I/WE THE UNDERSIGNED AS OWNERS OF THE PROPERTY DESCRIBED AS
 5371 BALBOA AVENUE, SAN DIEGO CA 92117

UNDERSTAND THAT IN ACCORDANCE WITH THE SAN DIEGO MUNICIPAL CODE, LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS, THIS PROJECT IS REQUIRED TO IDENTIFY POLLUTANTS FROM THE PROJECT AREA AND INCORPORATE "SITE DESIGN" AND "SOURCE CONTROL" BMP'S.
 I/WE HEREBY TO THE BEST OF MY KNOWLEDGE, POLLUTANTS ANTICIPATED BY THE PROPOSED LAND USE ARE AS FOLLOWS:

- SEDIMENT
- TRASH AND DEBRIS
- OXYGEN DEMANDING SUBSTANCE
- OIL AND GREASE
- PAINTS AND COATINGS
- PESTICIDES

I WILL INCORPORATE THE FOLLOWING INTO THE SITE DESIGN:

- MAINTENANCE OF PRE-DEVELOPMENT RUNOFF CHARACTERISTICS;
- MINIMIZATION OF IMPERVIOUS FOOTPRINT BY CONSTRUCTING WALKWAYS, PATIOS AND DRIVEWAYS WITH PERMEABLE SURFACES;
- NATURAL DRAINAGE SYSTEMS AS OPPOSED TO LINED SWALES OR UNDERGROUND DRAINAGE SYSTEMS;
- DRAIN ROOF TOPS, WALKWAYS, PATIOS AND DRIVEWAYS INTO ADJACENT LANDSCAPING;
- PRESERVATION OF EXISTING NATIVE TREES AND SHRUBS;
- PROTECTION OF ALL SLOPES FROM EROSION.

ADDITIONALLY, I/WE WILL:

- MINIMIZE THE USE OF PESTICIDES;
- USE EFFICIENT IRRIGATION SYSTEMS AND LANDSCAPING DESIGN - INCORPORATING RAIN SHUT-OFF DEVICES AND FLOW REDUCERS;

I/WE WILL MAINTAIN THE ABOVE STANDARD PERMANENT BMP'S IN PERPETUITY.

OWNER(S): Thomas F. Kaiser, TF Kaiser Construction, Inc.
 (PRINT NAME)

OWNER(S): Thomas F. Kaiser
 (SIGNATURE) DATE: 5/12/09

Assessors Parcel Number: 419-721-02-59
 Owner: Francois & Margaret Charon
 Site: 5371 Balboa Avenue, San Diego, CA 92117
 Legat. US 59 PER DOC65-142509 & UND INT IN LOT2 TR 5606
 Existing SFR = 1766 SF Existing Carport = 342 SF

ZONING: RM-4-10

TYPE OF CONSTRUCTION: VB

SCOPE OF WORK: Carport Conversion

CONVERT TO GARAGE CONVERSION

THIS PROJECT COMPLIES WITH THE 2007 CALIFORNIA BUILDING STANDARDS:

- INTERNATIONAL BUILDING CODE (2006 EDITION)
- UNIFORM PLUMBING CODE (2006 EDITION)
- UNIFORM MECHANICAL CODE (2006 EDITION)
- NATIONAL ELECTRIC CODE (2005 EDITION)
- CALIFORNIA ENERGY CODE 2007
- CALIFORNIA FIRE CODE 2007

Thomas F. Kaiser
 TF Kaiser Construction, Inc.
 License # 404079

181759